



PARKS REVITALIZATION PROGRAM

TOWN MEETING



DOYLE|COFFIN
ARCHITECTURE



Parks Revitalization Program

- **We Were Listening; What Changed from the Last Proposal:**
 1. Changed overall scope of the Town Beach Building to create a practical, multi-use facility.
 2. Obtained funding of \$750,000 for the proposed Town Beach Building.
 3. Eliminated concepts of relocating the athletic fields and creating new park entrances.
 4. Revised parking plan.
 5. Revitalized Cadigan Park outbuildings rather than build new.
 6. Simplified design layouts for both parks, while saving all the practical benefits desired for the Parks Project.

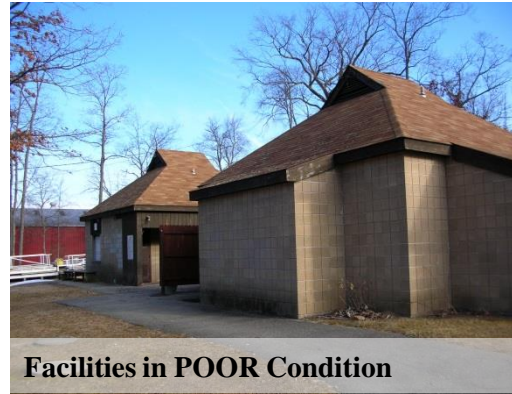
Cadigan Park – Existing Conditions

- Park Inception Dates Back to 1968
- Playing Field Overuse Requiring Constant Maintenance
- Playing Field UNUSABLE Periods – Compaction of Soils and Poor Drainage
- Inadequate Parking Layout
- Current Parking is for Both Locations (Cadigan Park and Town Beach)
- Tennis Courts are UNPLAYABLE and need Reconstruction
- No Usable Basketball Court
- Restrooms are in POOR Condition and Need Renovation
- No Continuous Walking Path Through Park

Town Beach – Existing Conditions

- Park Inception Dates Back to 1965
- Primary Sea Wall is Failing and Inadequate
- No On-Site Parking (Rely on Inadequate Cadigan Parking)
- Poor Handicapped Accessibility Due to Existing Steep Slopes
- Restroom and Changing Facilities in POOR Condition (Over 25 yrs. old)
- Defunct Basketball Court
- Severe Soil Erosion and Drainage Issues
- Inadequate Seating and Picnic Areas
- Small and Inaccessible Beach Area

Park Facilities - Existing Conditions



Park Facilities – Existing Conditions



Poor Facility Conditions

Park Facilities – Existing Conditions



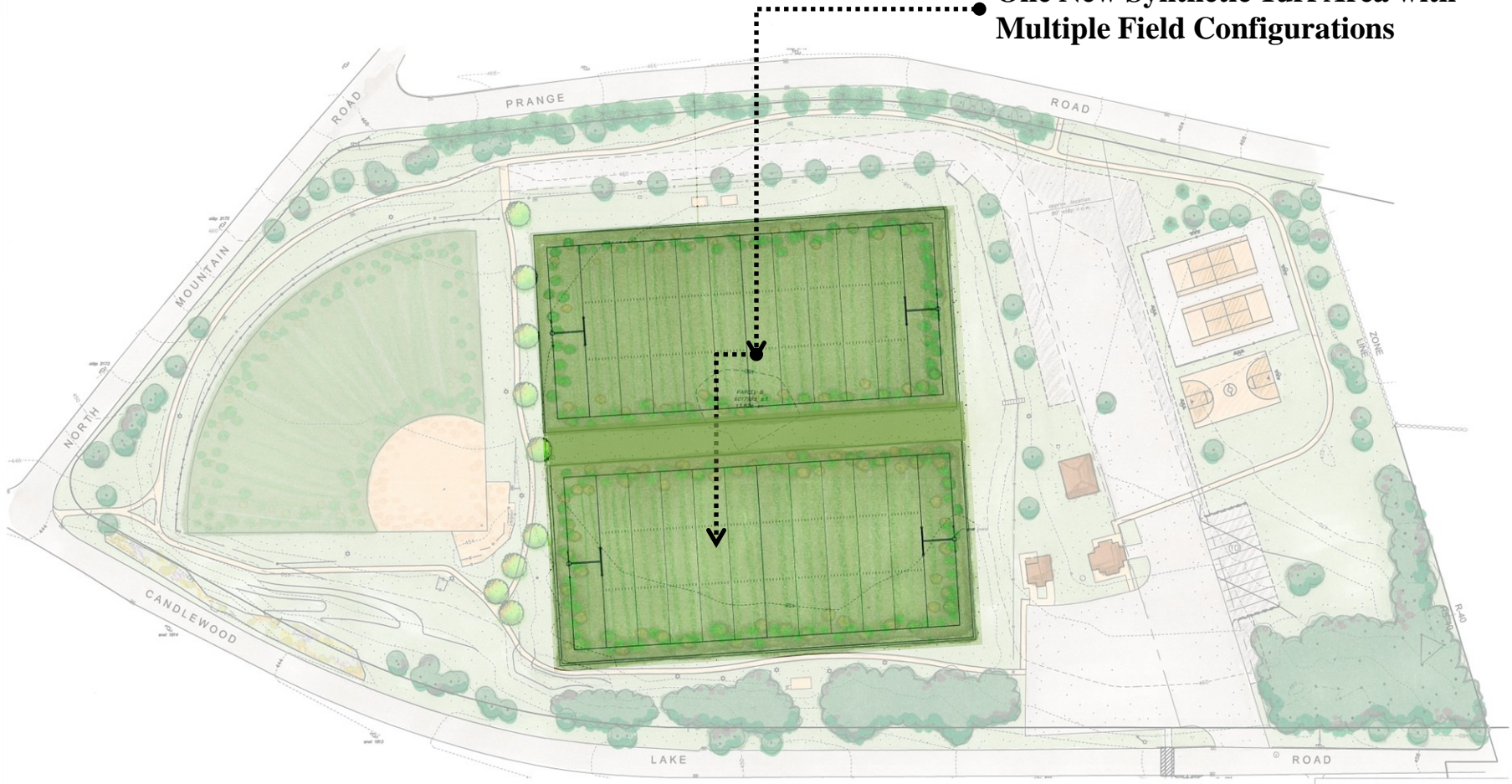
**Severe Soil Erosion & Drainage
Issues**

Cadigan Park – Preliminary Design



Cadigan Park – Preliminary Design

**One New Synthetic Turf Area with
Multiple Field Configurations**



Cadigan Park – Natural Turf vs. Synthetic Turf Fields



Natural Turf:

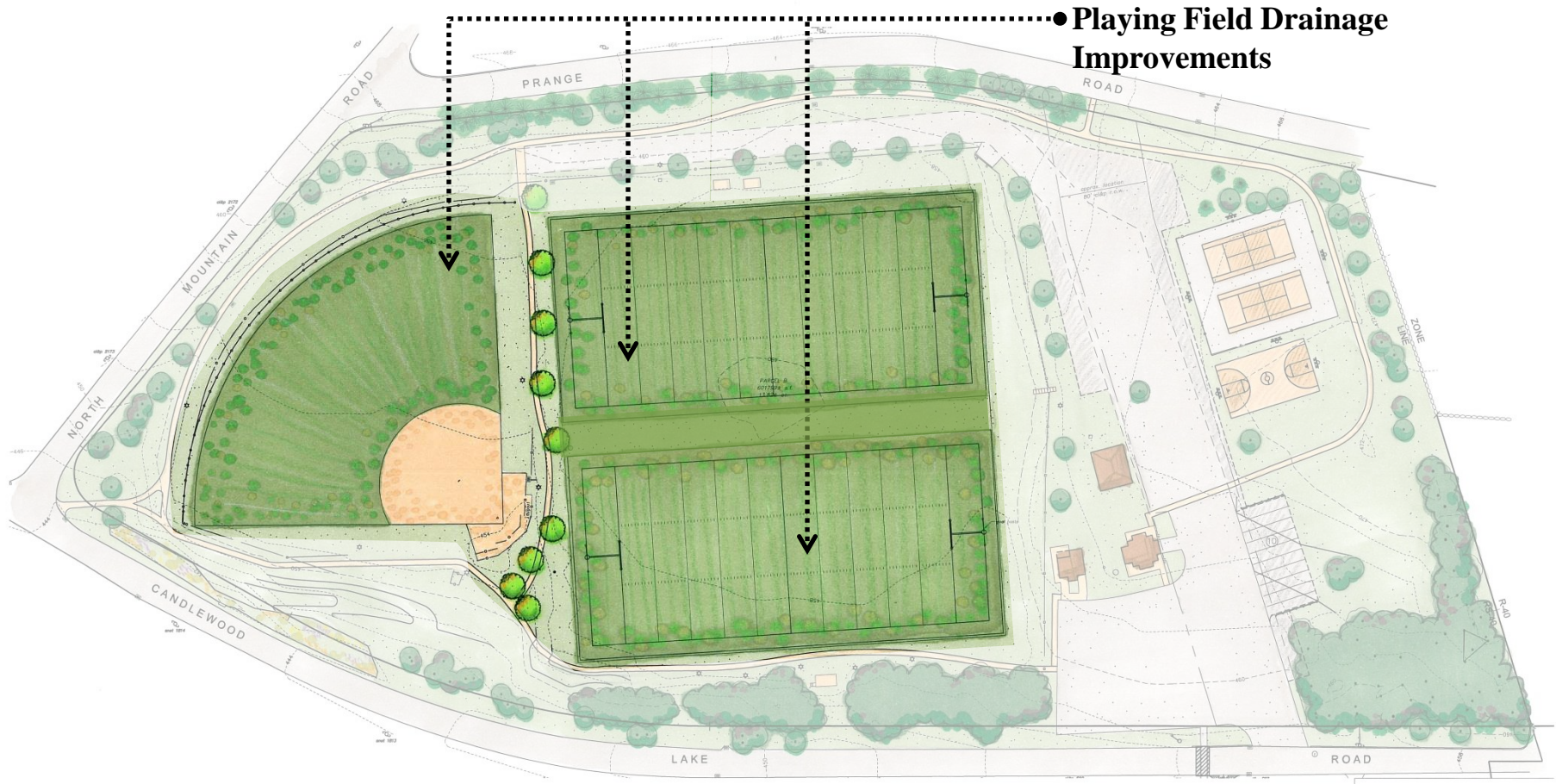
- Affected by Weather
- Drainage Issues
- Slow Recovery Growth
- Becomes UNPLAYABLE
- Bare Spots/Divots
- More cost to maintain



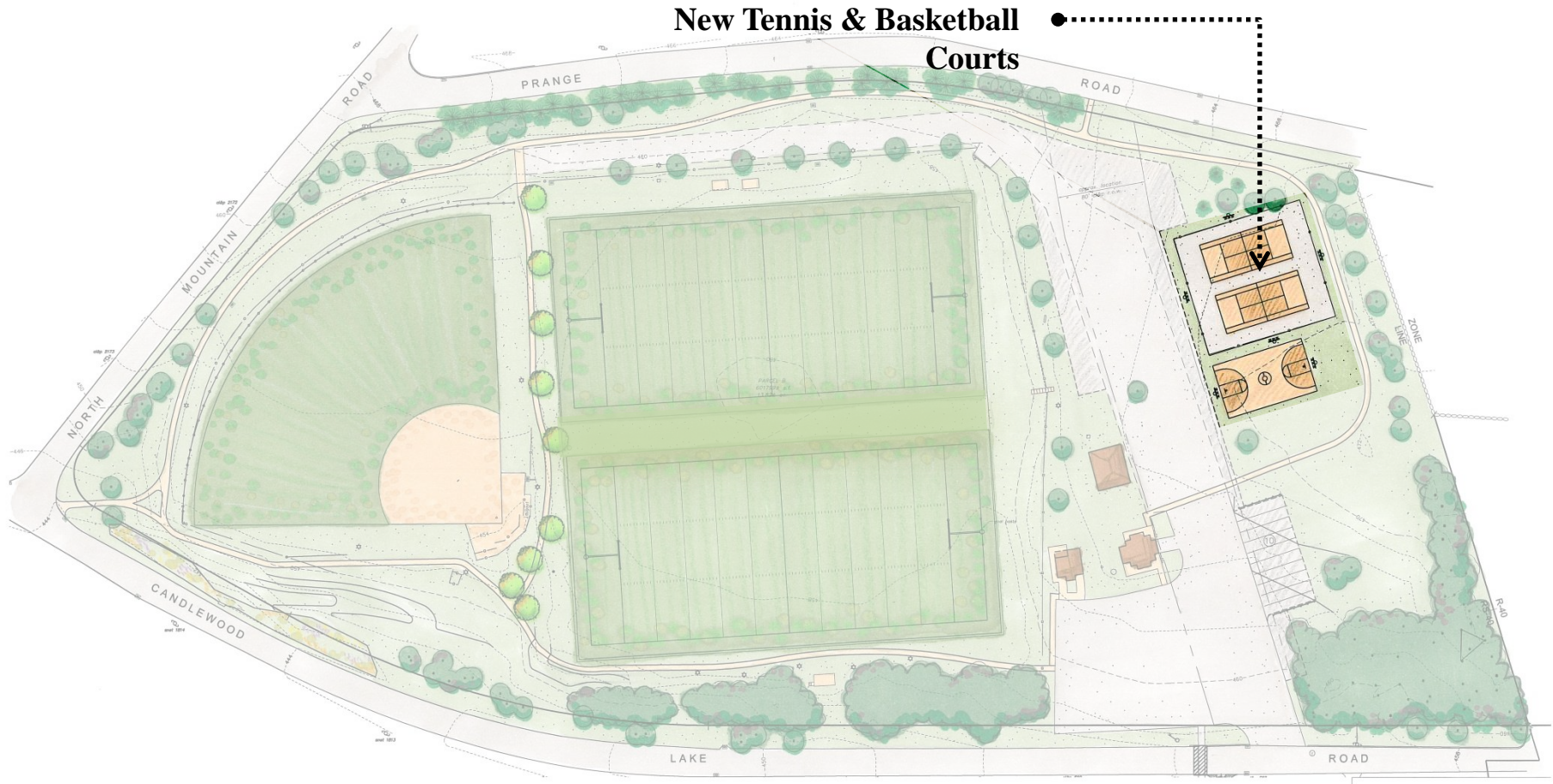
Synthetic Turf:

- Safety and Durability
- More Usage Time
- Lower Cost to Maintain
- Consistent field conditions
- No Bare Spots/Divots
- Lower cost to maintain

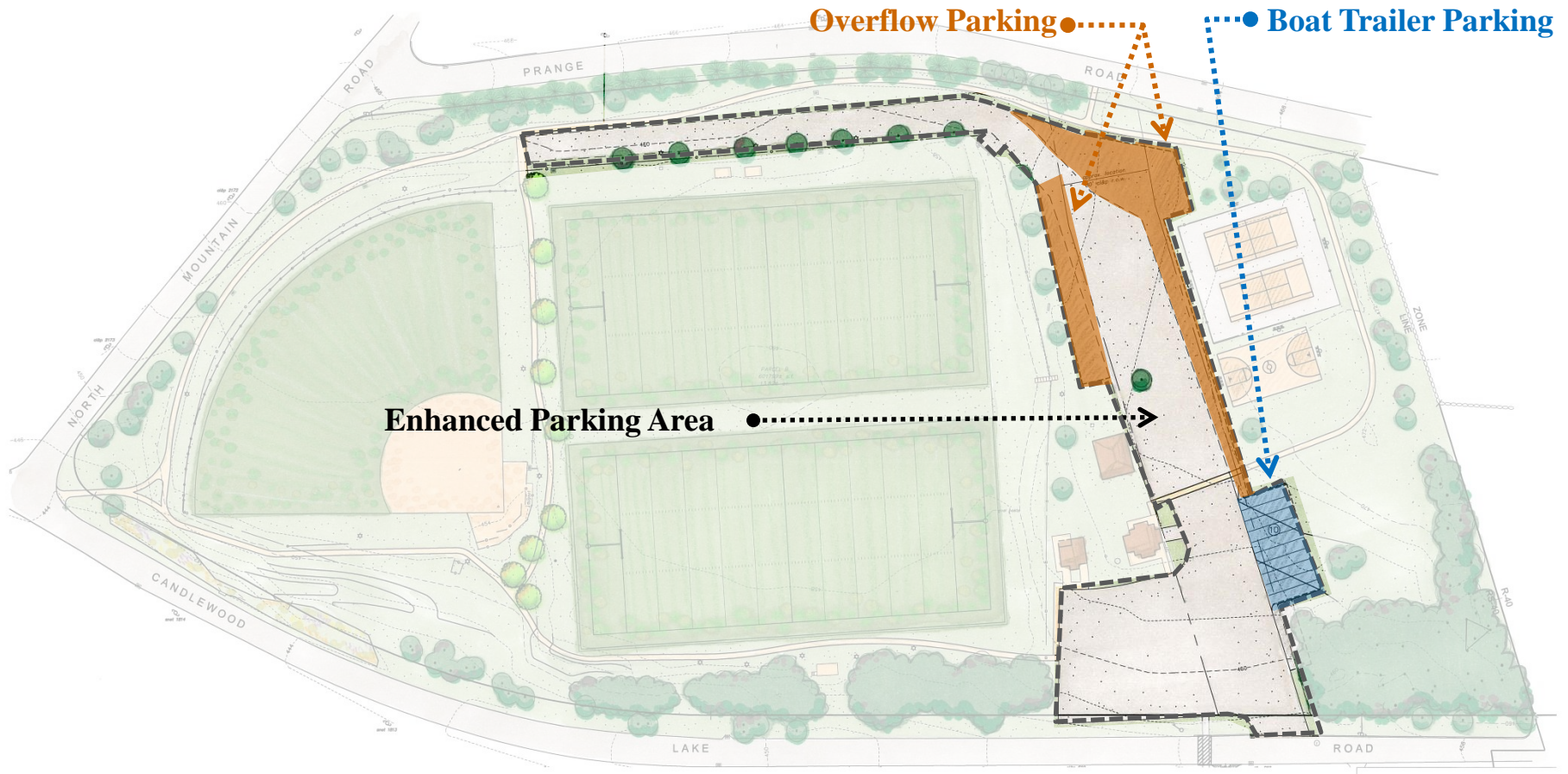
Cadigan Park – Preliminary Design



Cadigan Park – Preliminary Design



Cadigan Park – Preliminary Design

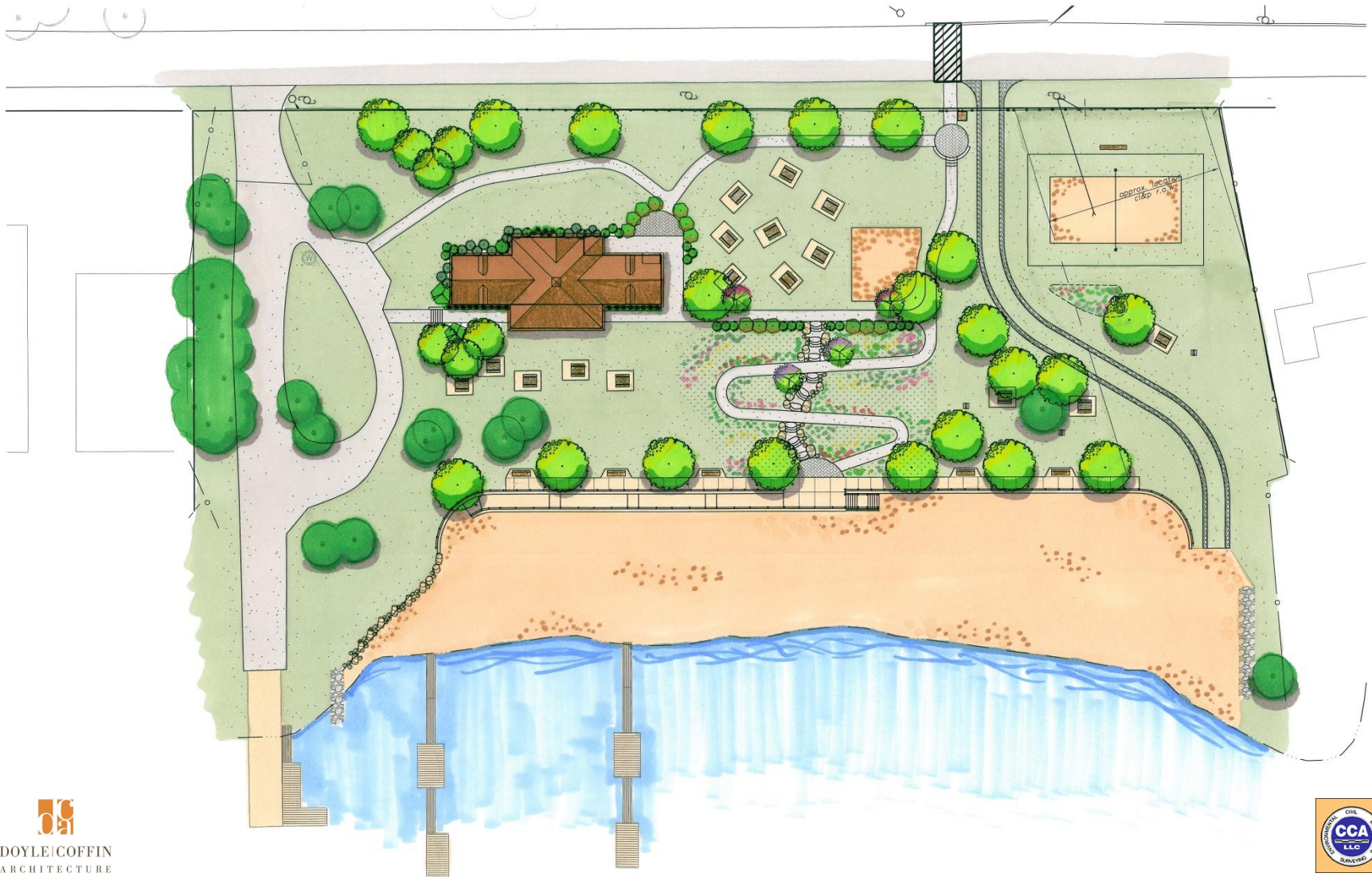


Cadigan Park – Preliminary Design

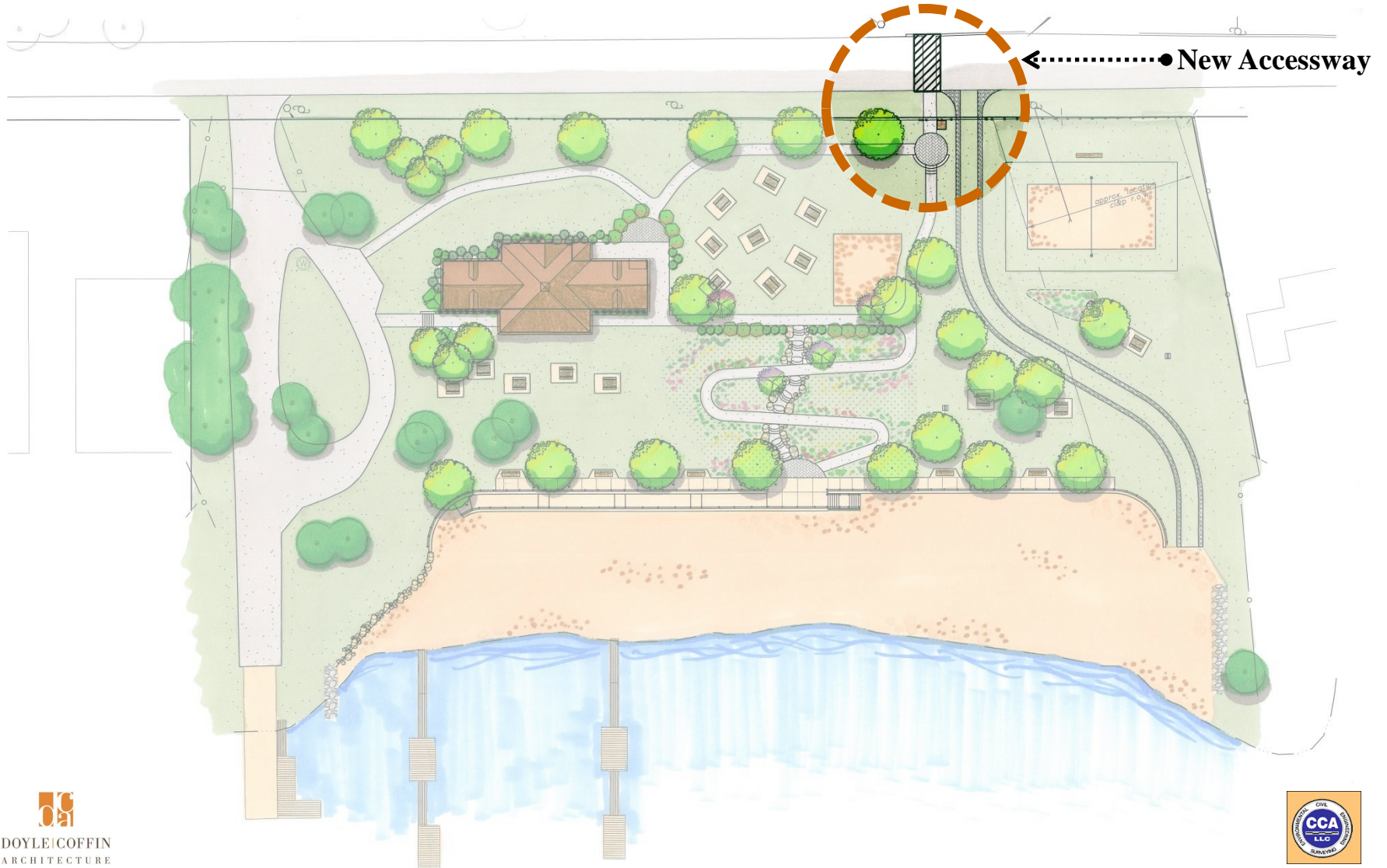


New Walking Trail ●.....

Town Beach – Preliminary Design



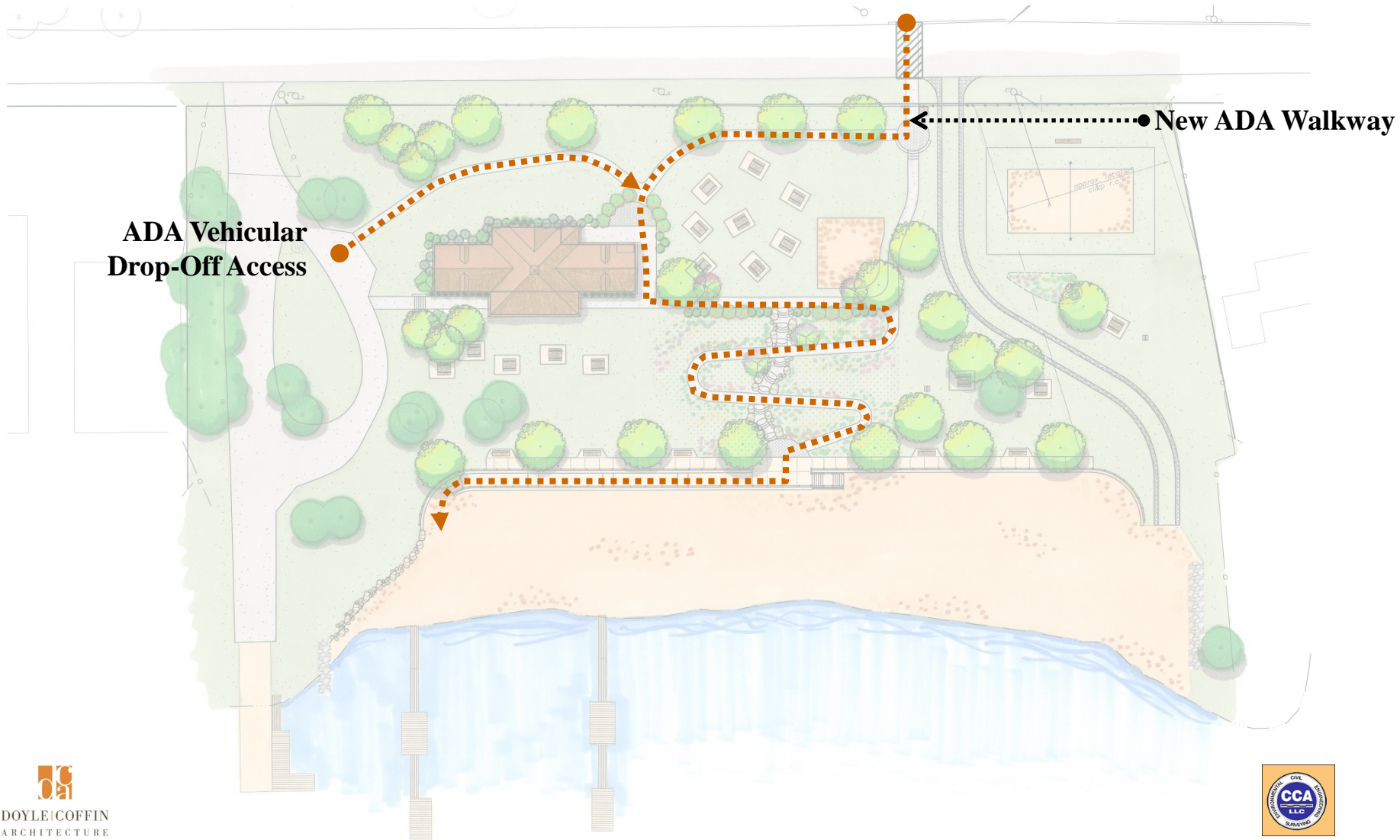
Town Beach – Preliminary Design



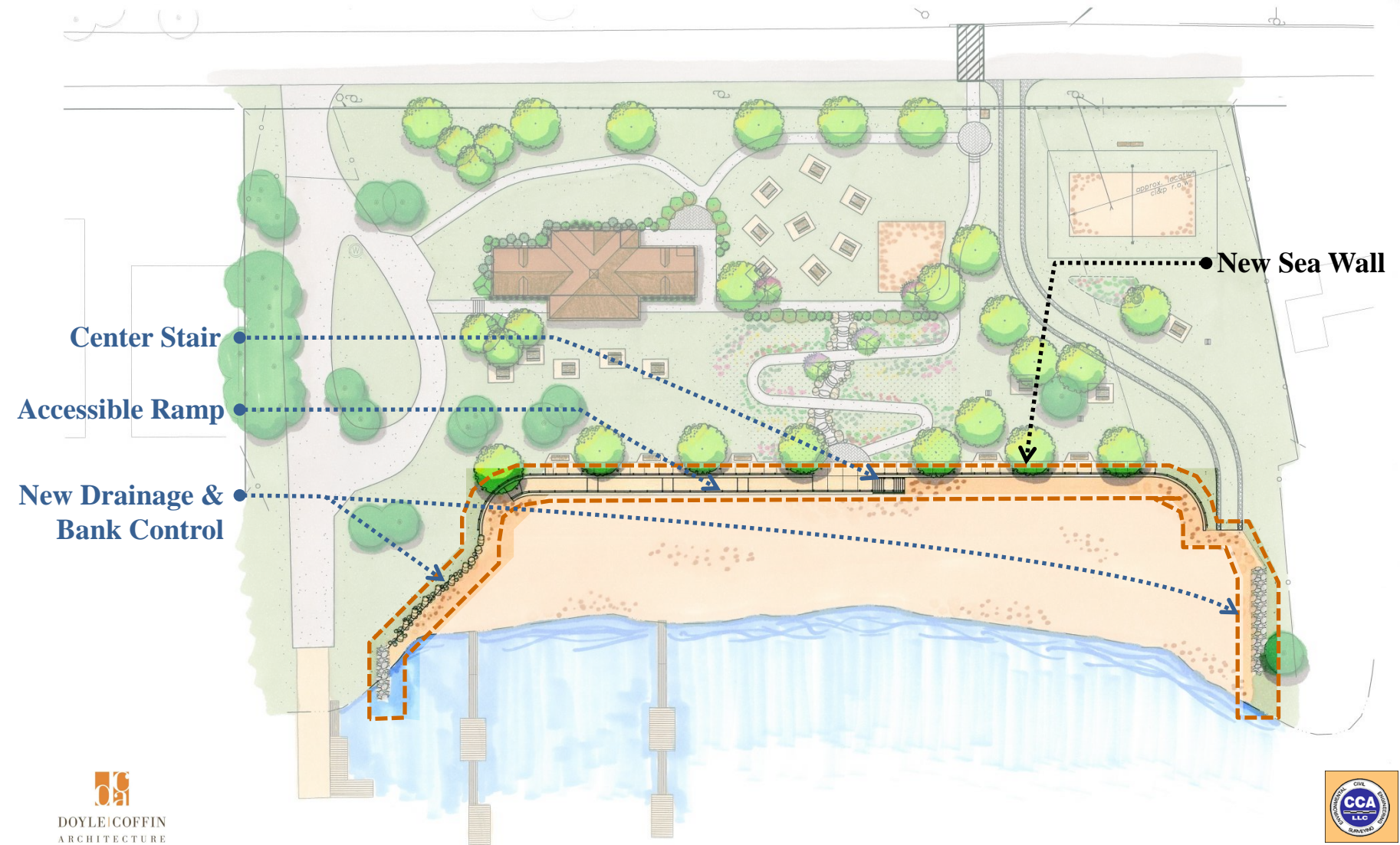
Town Beach – Preliminary Design



Town Beach – Preliminary Design

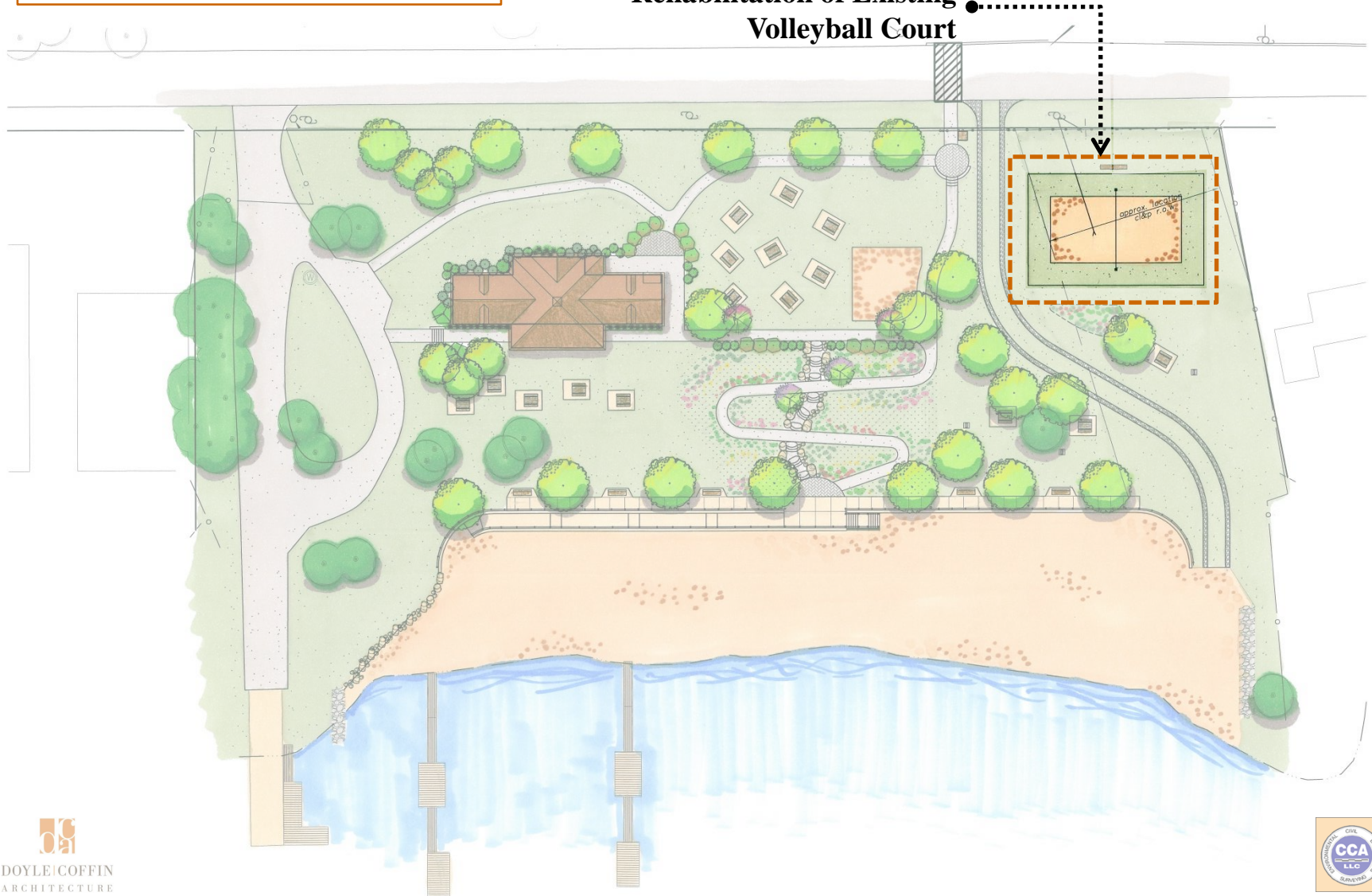


Town Beach – Preliminary Design

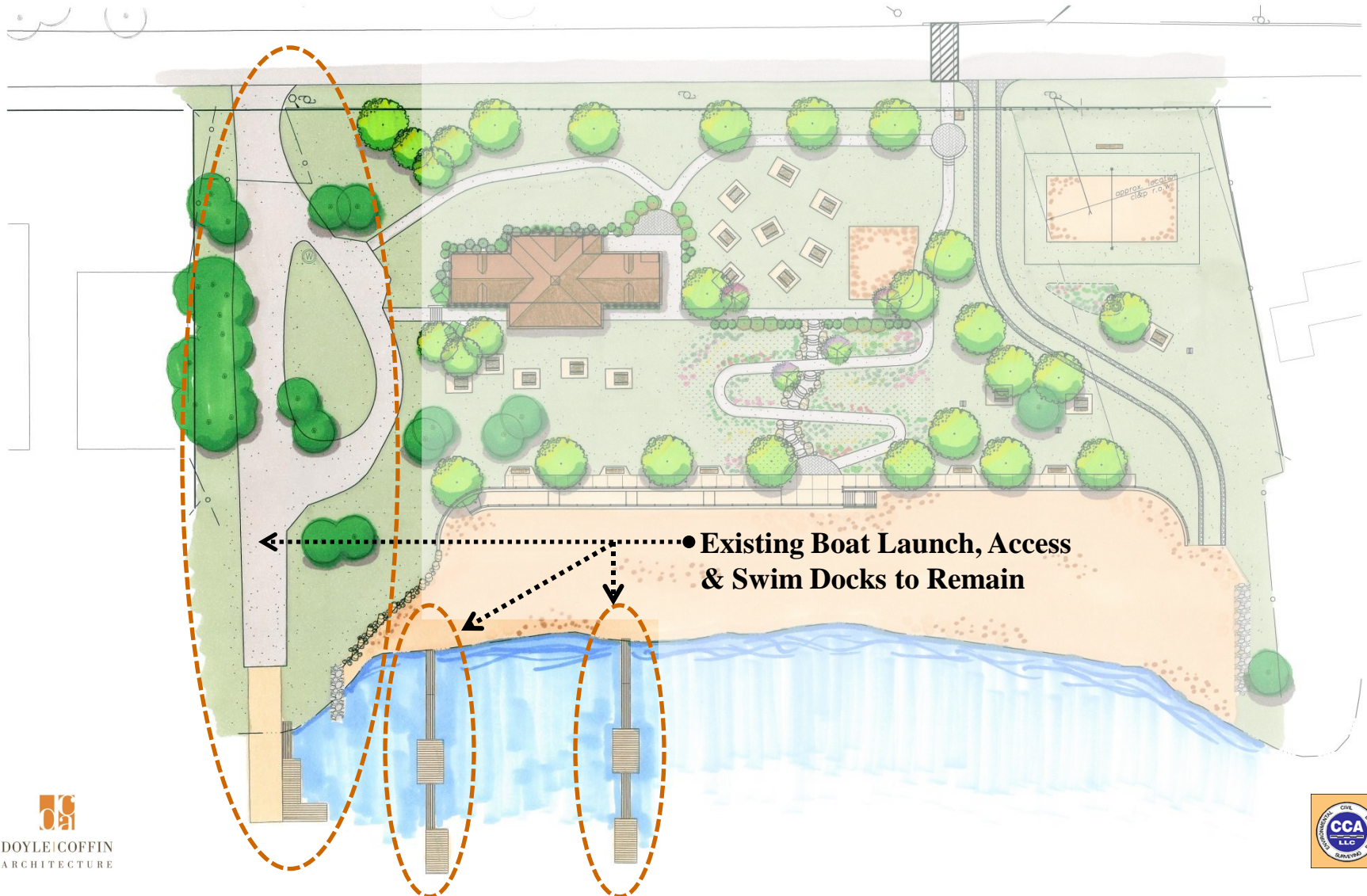


Town Beach – Preliminary Design

Rehabilitation of Existing Volleyball Court

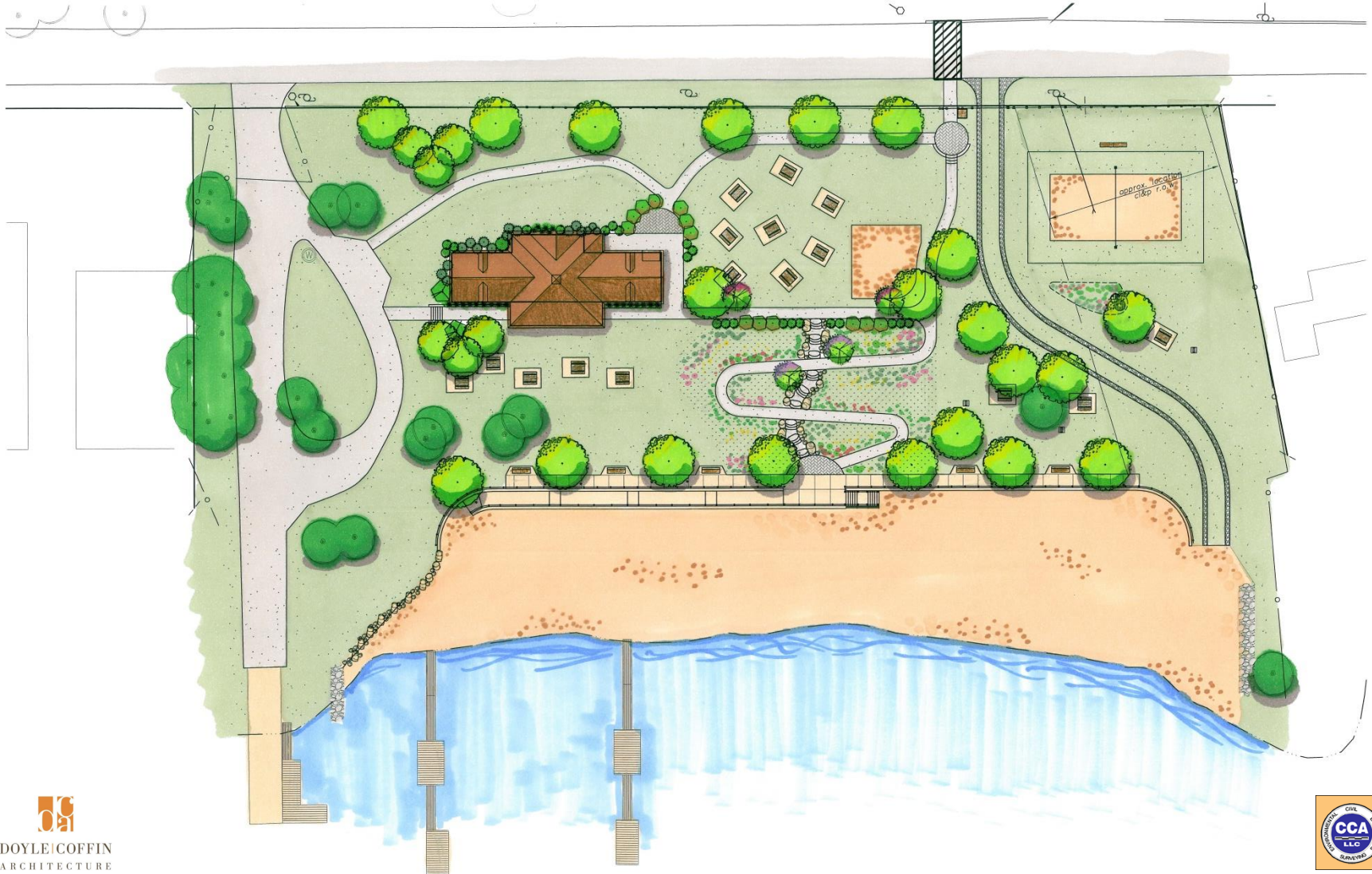


Town Beach – Preliminary Design

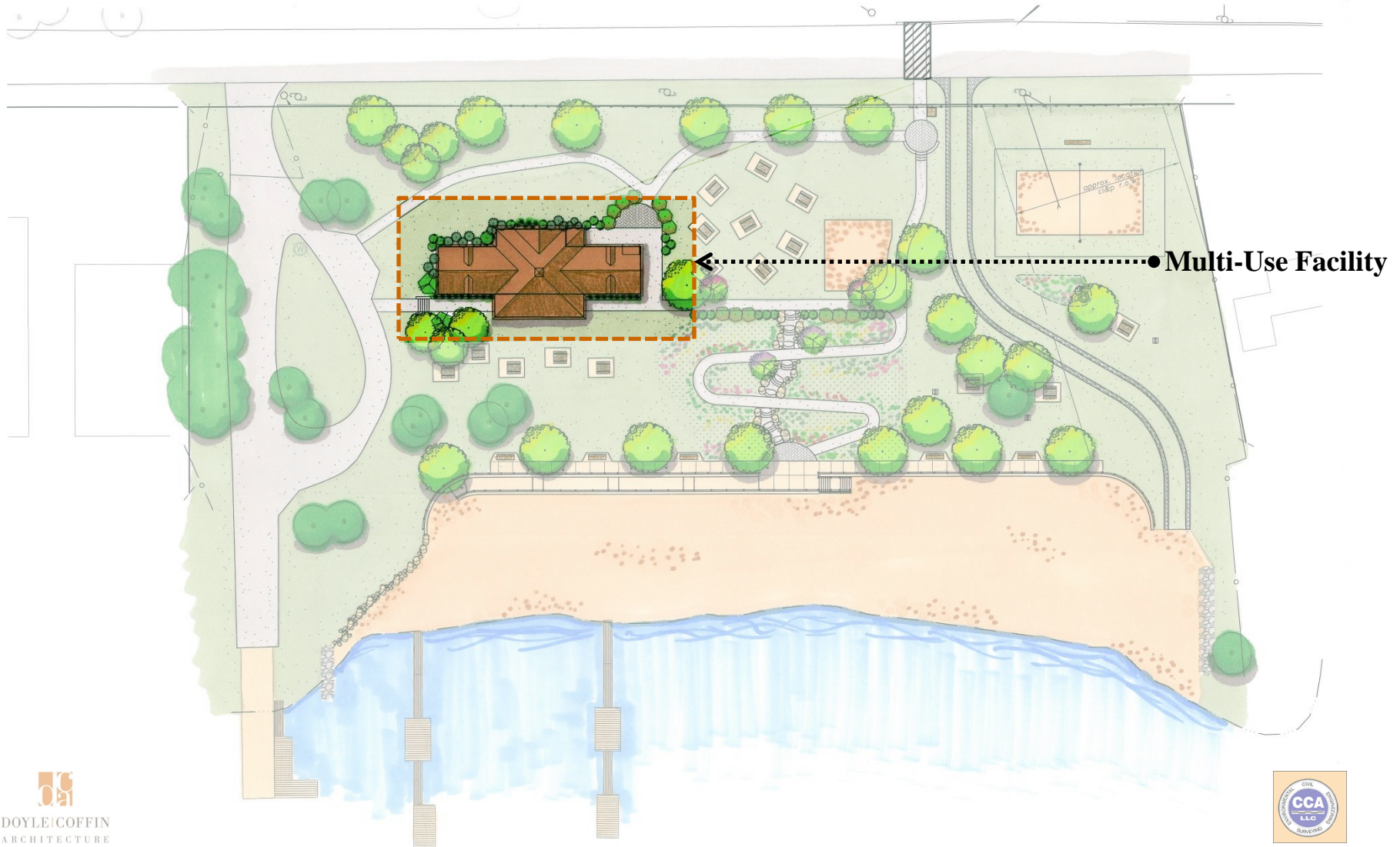


Town Beach – Preliminary Design

Enhanced Vegetation



Town Beach – Preliminary Design



Town Beach – Existing Facilities



Town Beach Proposed Multi-Use Facility – Preliminary Design



Town Beach – Existing Facilities



Town Beach Proposed Multi-Use Facility – Preliminary Design



Parks Revitalization Program

Brookfield, Connecticut

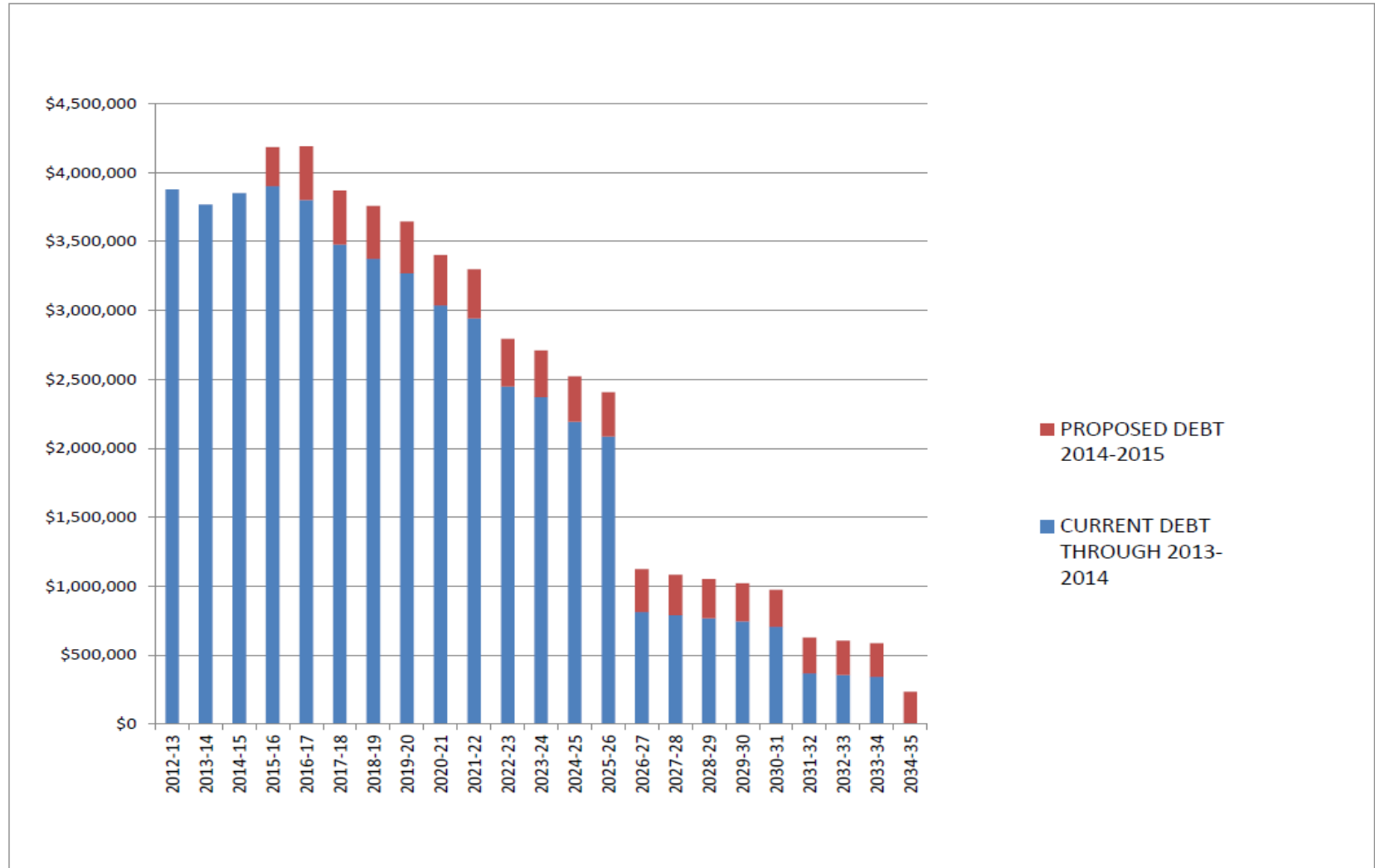
Budget Outline:

• Estimated Construction Cost for Renovations/Upgrades to Both Parks as a Package (includes 2 synthetic fields at Cadigan Park)	\$ 3,450,000
• Projected Cost for Proposed Town Beach Multi-Use Facility	\$ 750,000
• Projected Project Design Costs	\$ 430,000
• Projected Town Soft Costs (legal, bidding, FFE, etc.)	\$ <u>90,000</u>
• Projected Cost for Design & Construction	\$ 4,720,000
• Estimated Construction Contingency	\$ 400,000
• Escalation Percentage (yearly)	\$ <u>180,000</u>
• <u>Projected Total for Project</u>	\$ 5,300,000
• Grant Funding from State of CT (July 2010)	- \$ <u>750,000</u>
• <u>Projected Net Cost for Town</u>	\$ 4,550,000
• Deduct for Contingency/Escalation	- \$ <u>580,000</u>
<u>Lowest Possible Cost if No Contingency/Escalation Used</u>	<u>\$ 3,970,000</u>

NOTE-1: The above figures were compiled by a professional estimator in FY-2013.

NOTE-2: The above figures do not include Town financing costs for the project.

MUNICIPAL LONG TERM DEBT



THANK YOU!



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